



CITY OF NEW BRITAIN

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Narrative Information Sheet

1. Applicant Identification

City of New Britain, 27 West Main St, New Britain, CT 06051-2283

2. Funding Requested

a. Assessment Grant Type: Community-wide

b. Federal Funds Requested:

i. \$300,000 (Hazardous Substances)

ii. Indicate if you are requesting a Site-specific Assessment Grant: N/A

3. Location

- a) New Britain
- b) Hartford County
- c) Connecticut

4. Property Information for Site-Specific Proposals: N/A

5. Contacts

a. **Project Director**

Scott Williams, Grants Administrator, Department of Community Development
City of New Britain
Department of Community Development
27 West Main Street
New Britain, CT 06051
Phone: (860)-826-3329
Email: scott.williams@newbritainct.gov

b. **Chief Executive/Highest Ranking Elected Official**

Erin Stewart, Mayor
City of New Britain
27 West Main Street
New Britain, CT 06051
Phone: (860) 826-3300
Email: Mayor@NewBritainCT.gov

6. Population

The City has a population of 73,206.

7. Other Factors Checklist

The City affirms the following criteria are applicable, as shown in the Page # (the ones not checked off are not applicable).

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	Yes, page 4
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	Yes, page 9

8. Letter from the State or Tribal Environmental Authority

A letter from the CT Department of Energy and Environmental Protection (CT DEEP) is attached

October 19, 2020

Mr. Scott Williams
Grants Administrator
City of New Britain
Department of Community Development
27 West Main Street
New Britain, CT 06051

Re: State Acknowledgement Letter for EPA Brownfields Assessment Grant for FY 21

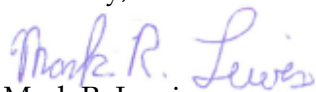
Dear Mr. Williams:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the City of New Britain intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Assessment Grant for Federal Fiscal Year 2021. The City of New Britain plans to use the grant funding to conduct assessments at various properties in the City contaminated with hazardous substances.

You may want to refer to DEEP's PREPARED Municipal Workbook. This on- line guidebook is designed to help municipalities navigate the complex process of remediating and redeveloping brownfields. The Workbook is available on DEEP's web site at <https://portal.ct.gov/DEEP/Remediation--Site-Clean-Up/Brownfields/PREPARED-Municipal-Workbook-Main-Page>.

If you have any questions about this letter, please contact me at (860) 424-3768 or by e-mail at mark.lewis@ct.gov. Good luck with your application.

Sincerely,



Mark R. Lewis
Brownfields Coordinator
Office of Constituent Affairs & Land Management

C: Ms. Dorrie Paar, EPA (via e- mail)

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i Background and Description of Target Area

Historically nicknamed the “Hardware City”, New Britain has a rich industrial history, once employing over 35,000 people. New Britain is a City of approximately 73,000 people located in Hartford County, Connecticut. New Britain is the birthplace of many nationally important manufacturers as the City’s centralized location within New England and proximity to rail lines enabled it to become a national contributor during the Industrial Revolution. Significant past manufacturers included Corbin Russwin, American Hardware, Fafnir Bearing, Landers Frary & Clark, Skinner Valve, North & Judd, Russell-Erwin and Stanley Black & Decker which is still headquartered in New Britain. During the City’s formative years, the promise of employment in these companies’ factories attracted thousands of immigrants. By 1913, Stanley Works was the largest employer in Connecticut, solidifying New Britain as Connecticut’s Industrial Capital. European populations in particular were attracted to New Britain, mainly from Ireland, Italy, and Poland. The majority of the City’s housing stock was constructed as factory housing to accommodate this population boom. The City is still home to one of the largest ethnic enclaves of Polish-Americans in the nation. This community is concentrated in the vibrant “Little Poland” neighborhood.

As modernization and regulation began to impact the manufacturing industry, many of these employers relocated their factories, sold to competitors, or ceased operation – effectively hollowing out large swaths of industrial properties within the City. New Britain and its residents are now left to deal with the environmental hazards produced and then abandoned by its former industrial giants.

New Britain still highlights its industrial history by using the worker “bees” in public art and street signs, their sports teams, and many local businesses but its days as an industrial boomtown and powerhouse have long since passed. Due to the prevalence of now-affordable former factory housing, its proximity to public services in nearby Hartford, and the high cost of living in surrounding suburban towns, New Britain has attracted a large low-to-moderate income population. Limited open space (less than 2% of the land is vacant and no significant abutting tracts of undeveloped land exist) and high density ensure that nearly all residents of New Britain come in daily contact with at least one of the 80+ defunct industrial sites identified as potential Brownfields.

Areas targeted through this Community-wide Assessment Project are mainly located near the region’s bus rapid transit (BRT) - CTfastrak corridor. The “Fastrak” is a busway that connects New Britain to Hartford. The Fastrak is the backbone of the City’s proposed transit-oriented development (TOD), which has received over \$500 million in federal and state investment with the goal of creating vibrant, walkable neighborhoods. These Target Areas include: Arch Street Neighborhood, East Main Street Neighborhood, and Census Block 416700. These target areas are among the most financially distressed and environmentally disadvantaged communities in the City. **The East Main Street and Arch Street neighborhoods are located in two of the three federally designated Opportunity Zones in the City while the Census Block 416700 is less than a mile away from the opportunity zone.** The assessment of Brownfields in these carefully selected target areas will enable the City to move forward with transit-oriented development needed to revitalize the City’s housing stock and attract employment opportunities for existing residents.

ii. Description of the Priority Brownfield Site(s)

Within our target areas, three sites have been identified as priorities for assessment. All three sites have long been abandoned due to environmental concerns, and therefore their redevelopment is contingent upon environmental assessment and remediation.

Priority Site #1: Located at 43 Osgood Avenue in the economically-challenged Census Block 416700, this site was formerly the **Israel Putnam Elementary School**. After the school closed, the building was subsequently used by a manufacturer that produced electronic poker game machines. The site is located in a largely residential area, and has been vacant and abandoned for over twenty years. Along with possible contamination, neighboring residents have expressed concerns over problems with illegal dumping, trespassing, and vandalism. Based on the past uses of the building, potential environmental concerns include polychlorinated biphenyls (PCBs) from window putty, inorganic contaminants (IOCs) from machine production, and heating fuel oil from underground storage tanks (USTs) and fires in the boiler room. Given that the school was first built in 1905, hazardous building materials such as asbestos and lead paint are also present. The building was structurally damaged in 2008 by two fires, and it needs further evaluation prior to the redevelopment of the site. The City envisions to the site hosting senior housing and the private developers have expressed interest in having the property serve a residential use, post-remediation. The site is located **less than a mile from the Opportunity zone while in a state Enterprise Zone.**

Priority Site #2: The former **St. Thomas Aquinas High School**, located at 74 Kelsey Street in the East Main Street area, has been vacant since the school closed in 1999. The City of New Britain acquired the 2.2 acre site, which houses the former school and convent, in 2010 after it had become blighted under the care of an absentee owner. Built in 1920, the building has been tested and confirmed the presence of asbestos, although no abatement has yet been performed. Other potential environmental concerns are PCBs from window putty and three USTs with heating oil. One of the USTs has ruptured and filled with water, this presents the possibility that oil has spread throughout the site. The site has prime redevelopment potential as it is located in **federal Opportunity Zone and a state Enterprise Zone**. The site is envisioned to be reused as mixed-use development including market-rate, multi-family residential units and neighborhood supported retail spaces. This proposed redevelopment is in line with the City's TOD Plan.

Priority Site #3: The **Former Burritt Bank** site is a privately-owned, one-story, commercial complex located at 267-277 Main Street and situated in the heart of the City's Downtown District at the intersection of Main Street and West Main Street. 267 Main Street was built in 1968 to house the Burritt InterFinancial Bancorporation. Shortly after opening, the bank expanded into 277 Main Street, a conjoined structure built in 1952 and located on the lot immediately to the north. Due to the age of the structures and previous uses as office space, contaminants suspected at the 30,000 square-foot complex include asbestos, heating oil, lead and below-ground hazardous substances from New Britain's industrial past. **This site is located in an Opportunity Zone and an Enterprise Zone.** The site sits less than 50 yards from the CTfastrak station's Downtown Terminus and is located on the most prominent corner in the City's Downtown District. Environmental concerns have kept this attractively located complex vacant since 1992.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

New Britain's overall goals focus on creating a welcoming downtown area that incorporates transit-oriented development. According to the 2016 New Britain Transit Oriented Development (TOD) Plan, both **commercial and residential activity is encouraged in the Downtown and East Main Street target areas** where many underutilized properties exist. Higher-density, pedestrian-friendly neighborhoods are envisioned. The newly-constructed Bee

Hive Bridge over Route 72 is a lively addition to New Britain's downtown which has established connectivity between the neighborhoods that were previously segregated by the highway which bisects New Britain's Downtown. The City's goal is to attract more commuters to the downtown by improving housing stock and presenting commuters with efficient public transportation to neighboring urban centers. **The goal to establish a multimodal transportation network has been partially realized through the creation of the CTfastrak and cycling lanes.** Additional pedestrian links between Central Connecticut State University, a local university responsible for a sizable seasonal population increase, and the target areas are also envisioned.

As New Britain's TOD plan begins to be employed the downtown is posed to see the addition of over 50,000 square feet of street-level commercial space along with 210-290 new upper-level residential units. The priority sites selected for this project were chosen, in part, due to their high populations of low-to-moderate income households. **There is a need to create affordable residential housing that will be supported by local businesses.** The redevelopment of both former schools is envisioned to create low-to-moderate income housing. Israel Putnam Elementary School will be redeveloped into senior housing and St. Thomas Aquinas High School is envisioned as a multi-family residential development with off-street parking, greenspace, and commercial small-business incubators. The plans for 267-277 Main Street complex include redevelopment to support a mixed-use, multi-level building with market-rate residential. A site reuse assessment is needed to fully develop a reuse plans for each site based on environmental concerns identified in this project.

ii. Outcomes and Benefits of Reuse Strategy

EPA funding through this program is essential in order to properly identify the remedial steps necessary to catalyze three critical private redevelopments to serve as cornerstones of the city-wide revitalization. Assessment and associated reuse planning will open the door for cleanup and redevelopment of priority sites which total 5.39 acres and have sat vacant for a combined 51 years. **Two these sites are located within an Opportunity Zone. Redevelopment of these sites will add hundreds of residential units, foster economic growth in the City and create employment centers within the City of New Britain.** Additionally, health benefits will result from the removal of contamination and urban blight.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

The City has identified sources which will be used to leverage EPA's investment in New Britain and ensure the outcome of sustainable redevelopment. New Britain was one of the first cities in CT to establish its downtown **Business Improvement District (BID)** that provides financial incentives through an enterprise zone, entertainment district, HUB zone, and incubator benefits. New Britain also utilizes local ordinances to complement these incentives. Furthermore, **the Opportunity Zones provide additional incentives for potential developers.** Several developers have already expressed their interest for the former schools.

New Britain proposed a **Downtown Tax Increment Financing (TIF) Master Plan** in 2017 with the purpose of funding infrastructure improvements, economic development programs, public facilities, and other projects in the downtown. TIF is estimated to provide a revenue of \$11-25 million for the next 30 years, calculated as a 50% of the total tax revenue. For government support, the City will dedicate staff from a number of departments, including Community Development, Public Works, and Building and Zoning Departments. The City also has access to CDBG funding and boasts a strong working relationship with the State Office of Brownfield Remediation and Development which has resulted in millions of dollars in grant funding for

remediation and the advancement of transit-oriented development. Recently, the City successfully obtained a **Brownfields Area Revitalization (BAR) Planning Grant, a CT Department of Economic and Community Development (DECD) grant, an Urban Act grant, and has completed several remediation grants.** The DECD grant consists of \$2 million in funding for TOD improvements as part of the ongoing CTfastrak project. The City also has received a \$3.4 million grant for lead abatement in 2016 to abate 184 housing units over three years. **New Britain has a well-developed and experienced administrative unit within its Department of Community Development that has overseen the successful completion of dozens of state and federal grants, including previous EPA funding.**

ii. Use of Existing Infrastructure

All priority sites have existing utility lines including power, water, and sewage infrastructure. The properties are also identified in New Britain’s Brownfields Inventory, TOD Plan and the Complete Streets Master Plan, which is currently in its 7th phase. Priority sites are also incorporated into New Britain’s plan for a SMART City that was established by the Energy Innovation Committee in 2016 for energy efficient projects with the goal to reduce costs and limit environmental impacts. With the redevelopment of blighted structures the City would pursue the installation of green infrastructure and building practices to ensure sustainable use. Green infrastructure would include storm water management devices (bio-swales, rainwater retention barrels, permeable pavements, sedimentation filters), construction with certified-safe reclaimed materials, and the installation of ground or roof-mount PV solar. All priority sites would have access to existing fiber-optic and broadband infrastructure.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding

New Britain has been a “distressed municipality” every year since the designation’s inception in 1999. In 2017 (the most current year with information available), New Britain ranked as the 5th most distressed municipality out of all 169 entities in CT. Criteria used to categorize a municipality as distressed includes: **significant low-income population, high unemployment and poverty rates, and aging housing stock.** These factors make it difficult for New Britain to generate the revenue that would be needed to perform any environmental assessment or remediation of the City’s many brownfield sites. Priority sites are located in areas with significantly lower median household income higher unemployment and poverty rates compared to the City, county, state, and the nation (Table 1).

Table 1. Target Area Economic Data (American Community Survey 2017 5-Year Estimates)

Data Type	Target Areas^[1]	City of New Britain	Hartford County	State of Connecticut	United States
Median Household Income	\$33,332	\$41,844	\$68,027	\$71,755	\$57,652
Unemployment Rate	12.4%	7.2%	5.3%	5.1%	6.6%
Poverty Rate	34.7%	22.9%	11.6%	10.4%	14.6%

[1] Combined data for census tracts 4167, 4153, and 4171.

New Britain had to accommodate a **10% reduction in state aid over recent years which resulted in the removal of \$1 million of city services in the most recent budget.** Due to these fiscal restraints, assessment of brownfields without federal support is impossible.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Priority sites are located in areas where minorities are heavily concentrated. New Britain is a diverse community, with about **56% minority population**. In the Arch Street neighborhood, racial minorities comprise 85% of the total population. In the East Main Street neighborhood the total is 73%. (EJSCREEN tool). Low-income households are also prevalent in New Britain; with **74%, 57%, and 51% low-income populations** in Arch Street, East Main Street and Census Block 416700 neighborhoods, respectively (EJSCREEN tool). These neighborhoods are also home to many elderly residents that lived in New Britain their entire lives, and lots of young families with children. The elderly are at greater risk for health problems, and **New Britain has a pressing need for senior housing, with a current wait list of over 800 people**. Receiving EPA funding would catalyze the process of revitalizing New Britain and providing sensitive populations with adequate housing and economic opportunity.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

The City has a higher than normal incidence of asthma, ranking 5 out of 10 in the top 10 cities with the highest asthma related hospital healthcare charges in CT in 2009 (CT Department of Public Health - DPH). People who live in the surrounding areas of all three of our sites are also at a high risk of cancer. **The crude rate for cancer is almost 2% higher in New Britain compared to the state** (CT DPH, cancer data 201-2014). According to EPA's EJ SCREEN tool, the NATA Cancer Risk, NATA Diesel PM, and NATA Respiratory Hazard indices are significantly higher in our target areas, ranking in approximately 60 percentile or more compared to all Connecticut towns.

Lead poisoning is also a concern in New Britain, which is often found in older homes and old schools. Lead paint indicators are higher in our target areas; more than 50% of houses in Census Block 416700 were constructed pre-1960 and 64% of homes in the Arch Street neighborhood were constructed prior to 1960. In the East Main Street neighborhood, this percentage increases up to a staggering 93%, showing that the vast majority of buildings are likely to have lead paint in them, posing a serious risk to all people in the area, especially young children. According to the CT DPH, 2.6% of children tested for lead poisoning in New Britain exhibited 5 µg/dL blood lead level or greater. Lead poisoning in children was also significantly correlated with low-income and Hispanic origin (2015 Annual Disease Surveillance Report, CT DPH). Residents of New Britain exhibit increased disease rates and negative health impacts which, to some extent, are associated with the presence of contamination. By quantifying the extent of contamination during the assessment of brownfields, the city progresses toward its goal of reducing the risk of health impacts to residents.

(3) Disproportionately Impacted Populations

In the City of New Britain, approximately 23% of the population lives below the poverty line. This is **over 2 times the state average of those living in poverty** which is 10.4%. Priority sites are located in areas where the residents are more disproportionately impacted; with **74% of the residents around Arch Street to be below poverty level** (EJSCREEN tool). Low income populations are also present around St. Thomas Aquinas school (57%) and Israel Putnam School (51%). According to the 2017 American Community Survey, a **32% of the households in New Britain are collecting SNAP benefits which is almost 3 times the average state percentage** (12.4%). Disengaged youth presents a significant problem for the City; **11.4% of young females and 6.6% of young males are disengaged whereas the overall average in CT is 4.5% for females and 5.5% for males**. Another factor that contributes to economic well-being is higher education levels. In New Britain, only 18% of people have earned a Bachelor's degree or higher which makes it harder to find a well-paying job compared to a 38% in the state. The assessment

and redevelopment of brownfield sites will help create employment and housing opportunities from the decaying remains of 20th Century urban blight.

b. Community Engagement

i. Project Involvement

The City of New Britain will work with community partners and reach out to local officials, residents, and other stakeholders to update them on the projects' progress. The City's will encourage feedback and suggestions to better cater to the community's interests. The City has experience working with community outreach groups and holding public hearings during their work on other ongoing projects. During the development of our Complete Streets Master Plan, we formed the **Downtown Streetscape Working Group**, which represents local stakeholders, including residents, business leaders, and members of the art community.

ii. Project Roles

Partner Name	Point of Contact (name, email & phone)	Specific role in the project
Polonia Business Association	Andre Blaszczyński, President info@paf-ct.org 860-893-0074	Conduct outreach, attend meetings, provide a Polish translator at project meetings
New Britain Latino Coalition (non-profit organization)	Carmelo Rodriguez 860-518-4593	Conduct outreach in Spanish community, attend meetings
East Side Neighborhood Revitalization Zone (NRZ)	Julie Swan, President 860-983-4295	Conduct community engagement, prepare neighborhood plan to guide redevelopment
Arch Street Neighborhood Revitalization Zone (NRZ)	Janet Peichert, President 860-229-8132	Conduct community engagement, prepare neighborhood plan to guide redevelopment
Capitol Region Council of Governments (CRCOG)	Cara Radzins cradzins@crcog.org 860-522-2217	Assist with economic development and transit oriented development planning in relation to CTFastrak
Downtown Streetscape Working Group and Downtown District	Gerry Amodio Gerry@newbritaindd.com	Engage stakeholders and provide Downtown District planning and insight for redevelopment uses of Burritt Bank building at 267-277 Main St.

iii. Incorporating Community Input

New Britain is a very diverse community that includes many ethnicities and religions. The City's engagement plan embraces this diversity by involving the different community groups. Community input will be gathered and relied on to determine what viable and desirable reuse options are available on each priority site. Specific community involvement activities include the following activities:

Stakeholder meetings: The City plans to host stakeholder meetings that will include all our project partners and any interested citizens. **Semi-annual meetings** will be held to facilitate discussion on redevelopment goals and the project's progress. The two active *Neighborhood Revitalization Zones (NRZ)* around two priority sites, *East Side and Arch Street*, will gauge community feedback and interest.

Public Hearings: The City has a successful history of **public hearings** on previous projects within the City that was announced and kept up to date via their local newspaper, *The New Britain Herald*. For this project, we plan to organize annual public hearings as a platform for everyone to contribute suggestions. Our meetings will have translators for the people in the community that do not speak English. Speaker systems will be utilized along with American Sign Language to ensure any deaf residents are informed. All venues will be ADA compliant and will have appropriate restroom facilities.

Outreach: The City plans to inform the community by launching a social media campaign through New Britain's Facebook and Twitter. We will also update the City's website describing the project progress in a regular basis. Furthermore, we will prepare flyers to advertise public meetings and distribute them in central locations such as churches, local cafes, etc. Our flyers will be translated in multiple languages to include New Britain's cultural groups.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Task 1 - Oversight and Project Coordination	Total: \$3,000
i. <u>Project Implementation</u>	
Discussion of EPA-funded activities for the priority and non-priority sites: Travel expenses for city staff to participate in the annual brownfield conferences for the 3-year duration of the project (\$3K - 3 trips/2 people @\$1K per trip)	
Non-EPA grant resources needed to carry out task/activity, if applicable: City staff will form an cooperative agreement, prioritize other brownfield sites, oversee and manage the project including the procurement of a QEP (Qualified Environmental Professional) or LEP (Licensed Environmental Professional), personnel and financial management, coordination with stakeholders, and securing access to the sites. (<i>in-kind contribution</i>)	
ii. <u>Anticipated Project Schedule:</u> QEP/LEP procurement (1-3 months); annual travel; project management (3 years)	
iii. <u>Task/Activity Leads:</u> City staff	
iv. <u>Outputs:</u> Cooperative Agreement; procurement of QEP/LEP; conference attendance; quarterly reports;	
Task 2 - Outreach and Community Involvement	Total: \$6,000
i. <u>Project Implementation</u>	
Discussion of EPA-funded activities for priority and non-priority sites: Outreach supplies and associated costs for stakeholder meetings (\$6K total - \$3K for flyers and newspaper articles for the 3-year project; \$3K allocated for meetings @\$500 per meeting for total 6 meetings).	
Non-EPA grant resources needed to carry out task/activity, if applicable: Organization of community engagement according to section 2.b.iii. City staff and project partners will	

reach out to residents and local stakeholders, organize meetings and develop outreach materials. The City will also host the public hearings in the Town Hall. (<i>in-kind contribution</i>)	
ii. <u>Anticipated Project Schedule</u> : Semi-annual meetings (initial stakeholder meeting for project initiation followed by semi-annual meetings), annual public hearings.	
iii. <u>Task/Activity Leads</u> : City staff and community partners	
iv. <u>Outputs</u> : Community meetings with public meeting minutes; newspaper articles and flyers; website updates.	
Task 3 - Site Assessments	Total: \$171,000
i. <u>Project Implementation</u> Discussion of EPA-funded activities for the priority sites : Our proposed activities include 3 Phase I environmental site investigations (St. Thomas Aquinas School, Burritt Bank and Israel Putnam School, \$10.5K total @\$3,500 per investigation). We also plan to conduct 3 Phase II environmental site investigations on three priority sites (\$120K total at \$40K a piece). We also plan to conduct 3 Hazardous Building Material Assessment studies for the three priority sites (\$30K total @\$10K per investigation). Discussion of EPA-funded activities for non-priority sites : Additional 3 Phase I environmental site investigations for hazardous substances will be conducted for non-priority sites (\$10,500 @\$3,500 per investigation). Non-EPA grant resources needed to carry out task/activity, if applicable : None.	
ii. <u>Anticipated Project Schedule</u> : Phase Is (months 3-6), Phase IIs (months 6-24), hazardous building material assessments (months 6-24),	
iii. <u>Task/Activity Leads</u> : Contractual (QEP/LEP)	
iv. <u>Outputs</u> : 6 Phase I reports (3 priority sites & 3 for non-priority sites); 3 Phase II reports for priority sites; 3 Hazardous building material assessment reports (3 priority sites).	
Task 4 - Cleanup and Reuse Planning	Total: 120,000
i. <u>Project Implementation</u> Discussion of EPA-funded activities for priority sites : We plan to conduct 3 Remedial Action Plans (RAP) for our priority sites: \$30K @\$10K per RAP. We plan to conduct a Site Reuse Assessment for St. Thomas Aquinas school to fully evaluate the redevelopment opportunities (\$40K) and 2 Market Studies for the other two priority studies (\$50K @\$25K per study) to understand the real estate market demands and economically feasible options. Discussion of EPA-funded activities for non-priority site(s) : None. Non-EPA grant resources needed to carry out task/activity, if applicable : None.	
ii. <u>Anticipated Project Schedule</u> : Months 6-36	
iii. <u>Task/Activity Leads</u> : Contractual	
iv. <u>Outputs</u> : 3 Remedial Action Plans; 1 Reuse Assessment report; 2 Market Study reports.	

b. Cost Estimates

Budget Categories		Project Tasks				
		Task 1- Oversight and Project Coordination	Task 2 - Outreach and Community Involvement	Task 3 - Site Assessments	Task 4 - Cleanup and Reuse Planning	Totals
Direct Costs	Hazardous Substance Budget					
	Personnel	\$0	\$0	\$0	\$0	\$0
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$3,000	\$0	\$0	\$0	\$3,000
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$3,000	\$0	\$0	\$3,000
	Contractual	\$0	\$0	\$171,000	\$120,000	\$291,000
	Other - Meeting Expenses	\$0	\$3,000	\$0	\$0	\$3,000
	Total	\$3,000	\$6,000	\$171,000	\$120,000	\$300,000
Total Direct Costs		\$3,000	\$6,000	\$171,000	\$120,000	\$300,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget (Total Direct Costs + Indirect Costs)		\$3,000	\$6,000	\$171,000	\$120,000	\$300,000

Unit Costs are as follows: **Travel:** (\$3K - 3 trips/2 people @\$1K per trip); **Supplies:** (\$3k – Flyers and meeting advertisements); **Contractual:** (\$3,500 per Phase I, \$40k per Phase II, \$10k per Hazardous Materials Assessment, \$10k per Remedial Action Plan, \$40k per Site Reuse Assessment, \$25k per Priority Site Market Study); **Other – Meeting Expenses:** (\$3k – 6 meetings at \$500 per).

c. Measuring Environmental Results

City staff will track and measure environmental results using accounting, project management, and communications software. The City will track the number of project outputs including number of sites assessed, community meetings held, outreach materials developed, as well as any jobs and housing units created as a result of this project. Progress will be constantly monitored through the Department of Community Development to ensure any issues that arise are swiftly managed and measured results are reaching established targets. The City has an established grants management protocol which has been successfully implemented on dozens of federal grants ranging from HOME, CDBG, HUD Lead Hazard Control, Healthy Homes, EDA Public Works, and EPA Brownfields funding. The City has staff experienced in ACRES reporting. COVID-19 contingencies, including virtual meetings via zoom and City staff work-from-home capabilities, will ensure timely delivery of all project outcomes and results.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

The City of New Britain has the experience and the organizational structure to successfully manage grant funds. The City has managed dozens of state and federal grants in the past and has established a detailed work plan with clear project tasks and lead personnel for this project. The City staff will ensure the project compliance with state and federal regulations from procurement through project completion.

ii. Description of Key Staff

The following key personnel have been identified:

- **Scott Williams, Grants Administrator:** Mr. Williams has successfully administered approximately \$20,000,000 in grant funding and will be responsible for the daily administration of this contract. Mr. Williams will oversee contracting, procurement, reporting, and contract compliance. Additionally, Mr. Williams will be responsible for the oversight, plan review and approval, community engagement, and task execution. Mr. Williams will develop progress reports and create a work plan for the project. The effort to secure future funding sources to leverage this EPA funding will be spearheaded by Mr. Williams.
- **Michelle Pavano, Grants Coordinator:** Mrs. Pavano has 30 years of experience managing the financial reporting for HUD, EDA, EPA, and State of Connecticut grants. Mrs. Pavano will work in concert with Mr. Williams to ensure the highest level of accuracy is maintained in reporting.

iii. Acquiring Additional Resources

The City of New Britain will acquire consultants for the project through a competitive procurement process and solicitation of RFPs or RFQs in accordance with local, state, and federal requirements. The RFPs/RFQs will be reviewed by the City and selected subject to EPA approval.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

New Britain has previously received two EPA Brownfields grants:

- EPA Brownfields assessment grant (\$200,000 hazardous), 1998: With the assessment funds we conducted 6 number of assessments in New Britain's brownfield sites including the former Sandelli Greenhouses, Inc. (Sandelli) properties and two adjacent properties.
- EPA Cleanup grant (\$200,000 petroleum), 2003: The grant funded the cleanup of 207 Oak Street, a former gas station and auto repair shop. The site was redeveloped to the Urban Oaks Organic Farm.

(2) Compliance with Grant Requirements

New Britain has been in full compliance with all Cooperative Agreements and EPA's requirements for submitting timely quarterly progress reports and updating ACRES database. For all previous EPA Brownfields grants, the funds were fully expended and we currently do not have any open EPA Brownfields grant.

Threshold Criteria

1. Applicant eligibility

The City of New Britain, Connecticut is a “general purpose unit of local government” and it is eligible to apply for the EPA Brownfields Program.

2. Community Involvement

The City of New Britain will work with community partners and reach out to local officials, residents, and other stakeholders to update them on the projects’ progress. The City’s will encourage feedback and suggestions to better cater to the community’s interests. The City has experience working with community outreach groups and holding public hearings during their work on other ongoing projects. During the development of our Complete Streets Master Plan, we formed the **Downtown Streetscape Working Group**, which represents local stakeholders, including residents, business leaders, and members of the art community.

New Britain is a very diverse community that includes many ethnicities and religions. The City’s engagement plan embraces this diversity by involving the different community groups. Specific community involvement activities include the following activities:

Stakeholder meetings: The City plans to host stakeholder meetings that will include all our project partners and any interested citizens. **Semi-annual meetings** will be held to facilitate discussion on redevelopment goals and the project’s progress. The two active ***Neighborhood Revitalization Zones (NRZ)*** around two priority sites, ***East Side and Arch Street***, will gauge community feedback and interest.

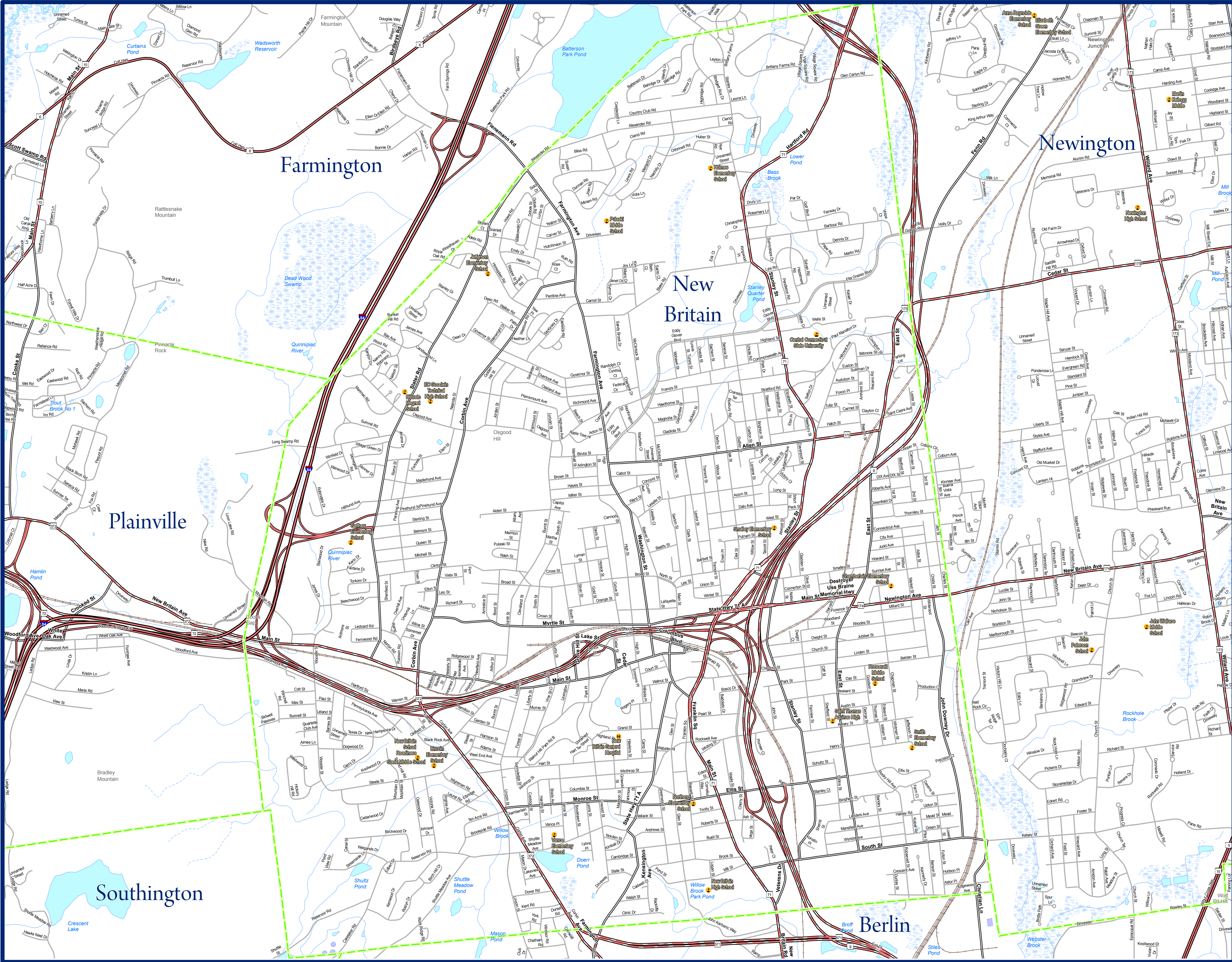
Public Hearings: The City has a successful history of **public hearings** on previous projects within the City that was announced and kept up to date via their local newspaper, ***The New Britain Herald***. For this project, we plan to organize annual public hearings as a platform for everyone to contribute suggestions. Our meetings will have translators for the people in the community that do not speak English. Speaker systems will be utilized along with American Sign Language to ensure any deaf residents are informed. All venues will be ADA compliant and will have appropriate restroom facilities.

Outreach: The City plans to inform the community by launching a social media campaign through New Britain’s Facebook and Twitter. We will also update the City’s website describing the project progress on a regular basis. Furthermore, we will prepare flyers to advertise public meetings and distribute them in central locations such as churches, local cafes, etc. Our flyers will be translated in multiple languages to include New Britain’s cultural groups.

3. Expenditure of Assessment Grant Funds

The City of New Britain does not currently have an active EPA Brownfields Assessment Grant.

Additional Threshold Criteria for Site-Specific proposals: Not applicable.



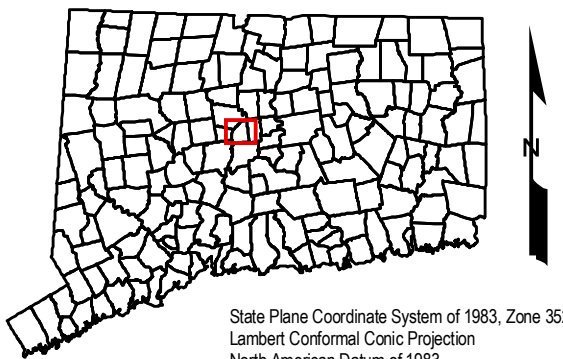
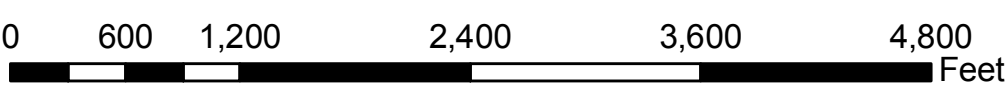
STREET MAP New Britain, CT

EXPLANATION

This map displays street-level data for towns in Connecticut. Included are major interstates, US routes, state routes, streets, railroads, and ferry crossings. Also displayed are airports, hospitals, schools, universities, train stations, town boundaries, and waterbodies such as rivers, streams, and lakes. Important geographic locations and waterbodies are labeled.

DATA SOURCES

BASE MAP DATA - All data is based on 1:24,000 scale and displays geographic names, places and their symbols, town boundaries, railroads, airports, and hydrography. Base map data is neither current nor complete. STREET DATA - Based on TeleAtlas copyrighted data. MAPS AND DIGITAL DATA - Visit the CT ECO website for this map and a variety of others in PDF format. Visit the CT DEP website to download the base map digital spatial data shown on this map.



Map prepared by CT DEP, August 2010.
Map is not colorfast.
Protect from light and moisture.



STATE OF CONNECTICUT
DEPARTMENT OF
ENVIRONMENTAL PROTECTION
79 Elm Street
Hartford, CT 06106-5127

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/27/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of New Britain

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

9593418500000

d. Address:

* Street1:

27 West Main Street

Street2:

* City:

New Britain

County/Parish:

* State:

CT: Connecticut

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

06051-2289

e. Organizational Unit:

Department Name:

Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Scott

Middle Name:

A

* Last Name:

Williams

Suffix:

Title:

Grants Administrator

Organizational Affiliation:

City of New Britain

* Telephone Number:

860-826-3329

Fax Number:

* Email:

scott.williams@newbritainct.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-Map_NewBritain.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of New Britain Community Wide Assessment for Hazardous Materials

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: